REAL ESTATE NEWS, NOTES AND GOSSIP

Material Prices Continue to Rise in Spite of Marked Drop in Building.

In spite of the sharp decline in the amount of construction work undertaken, and the consequent falling off in the demand for building materials, the Dow Service Daily Building Reports record further advances in price in the material market this week and predict still others. Plaster of paris, rolled, ribbed and figured wired glass, roofers and firebrick are affected. Cement, secend hand brick, lime and lumber, most of the metals and hollow tile are expected to move up. Linseed oil, however, has dropped but this will not affeet paint prices for some months should the downward course continue.

New rallroad freight rates have been discounted in the building trades as long ago as a year by terms of contract wherein any change in hauling costs are to be carried or credited to the buyer. Very serious thought, however, is being centred by building interests in the treatment that building materials are to be accorded by the rate making powers. An increase of forty the case of cement would average about ten cents a barrel to the consumer's cost, whereas the same rate as applied to other merchandise would flow out to the consumer at the rate of a fraction of a cent a pound.

No further burden should be placed on building materials by the rate mak-ing powers if the home builder is to be favored in his housing enterprise, an therities maintain. Materials used in building construction are shipped in carloads. The majority of them are transported relatively short distances. They occupy the full cubical contents or weight carrying capacity of the cars. The freight rates on general freight under the tariffs of June 25, 1918, were fixed as a war measure at 25 per cent The average rate on building materials was 10 per cent. Building interests, financial interests and contractors are wondering whether this strange discrimination will be adjusted to a more equitable basis when the new tariffs are announced. Then the Government desired to retard building construction as a non-essential.

To-day the Government is trying to encourage construction as the great national necessity. The freight rate on sand, for example, is often many times on a silk shirt the cost of transporting it across the continent is so small a per of the selling price as to be

An increase of even \$5 per 100 pounds in the rate on silk shirts would be barely noticeable. Any further advance in freight rates on building materials will have a very evident effect of fur ther shutting the speculative builder out of the construction market and further augravate the effect on building con-

Dwelling Sold in Manhattan. Shaw & Co. sold for James L. Van W. Muldoon. Sant, at 138 West 128th street, a three story dwelling, 15x100.

MISCELLANEOUS LEASES. The Charles P. Noyes Company leased

for Leo Jolles at 104 Front street the fourth floor to the Republic Navigation Company and the basement store to Peter Theobalt; also for the Radwane Seed Company the store floor at \$3 Water street to Los Fabricantes Unidos, Douglas Gibbons & Co. leased for

Bing & Bing an apartment at 129 East Eighty-second street to Robert J. J. B. English leased for Marcus &

Goldstein, Inc., the two story gurage to be erected at 230-2361/2 West Forty-first street, 100x100, for twenty-one years at an aggregate rental of \$400,00 Pears & Elliman leased to W. G. Stic-ei the four story dwelling at 14 East Eighty-fifth street to Edward Strofer 235 West Seventy-first street to L. E. Goldsmith: in 2 West Ninety-fourth street to W. H. Thomas, and in 6 West Seventy-fifth street to Mrs. F. Sudivan; also leased offices in 42 West Thirty-ninth street to Scherin & Randau.

A. V. Amy & Co. leased the corner store at 2097 Eighth avenue to the Atlas Economy Stores; also leased apartnts in 311 West 111th street to Ralph W. Rogers, Mrs. Blanche Hodges, Alexander Benfords, Miss Mary E. Colema and H. P. David, and in 42 West Eighty-eighth street to Miss A. M. Gor-ton, Miss Peterson and C. L. Lamar. Pease & Elliman also leased for E. Smathers to Mrs. Virginia Car-

roll the four story twenty-two foot dwelling at 157 West Seventy-sec-ond st., just east of Broadway; also leased for Mrs. A. W. Tom-linson to Arthur Weiser the four story twenty-two foot dwelling at 45 West Forty-eighth st., between Fifth and Sixth avs.; also leased downtown offices in 27 Pearl st., as agents for the F. S. Buffun Company, to the Guantanamo and Western Railroad: in the Lords Court Building at 27 William st., to A. H. Allan; in 44 Broad st. to Morton Lachenbruch & Co. and to W. G. Moore for the tenant, J. E. Mc-Golrick; in 190 William st. for Anderson & Schwamberger, to the Wash-ington Press, and in 46 Howard st. for Aaron M. Gold to the Emporium Exporting and Importing Company, Pease & Elliman also leased apartments in 565 Park av. to Mrs. E. Brinley; in \$53 Seventh av. for Julius Tishman & Sons to Mrs. J. E. Riggs; 120 East Seventy-second st. to J. E. Naumann, and in 71 East Eighty-seventh st. to John F. T. Strong.
Studios Development Corporation

rented duplex apartments in 33 West Sixty-seventh st. to Mr. Nicholas

REPORTS FROM BROOKLYN.

The Anchor Corrugating Construction ompany bought from Joseph Gaydies the building, 220x280, at 1435 to 1459 Thirty-eighth street. Plans are now being drawn for the construction of a new factory building to replace the present structure. The property, which has a siding of 280 feet from the Long Island Railroad, was valued at \$100,000. Oliver E. Yale & Co., as agents for The Heights Company, Inc., sold at 24 Villow st. a three story house. Charles E. Rickerson sold for Theo.

L. Thomas a three story dwelling at 594 of sto Second st, R. A. Schlessing sold the three family house at 171 Cooper st. for Nicholas Terred Stock of Weiler to John Gansle; the three family Jones Co., and

brick house at 1736 Grove st. for John Gale to Charles Eberle; for John Goepfert the two family house at 88 Bleecker mon Stock of the Pusey & st. to Peter Ruchser; also sold the six Jones Co. family brick tenement house at 107 St. Nicholas av. for Jacob Philippi to William Sintzenich, and also sold for Joseph Walko the three story corner store prop-

Walko the three story corner store property at 497 Wyckoff av. to Paul Kluger for investment

Bulkiev & Horton Company sold 215
Washington av., a two and a half story detached frame dwelling with garage, 23x100, for the Bainbridge estate.

J. Lacov sold for Isador Bergs a two atory house at 1039 Nineteenth at.

The above-mentioned stock will be offered. story house at 1039 Nineteenth st.

Meister Builders, Inc., sold the three as a whole, stucco flat houses at 142 to 146 Classon, SAM W. PATTISON & CO., av., 75x100, to Calozzo & Mancuso. Baltimore, Md. The factory formerly occupied by the

E. A. Durliam Shoe Manufacturing Com- BIG DECLINE SHOWN pany at 94 Stockholmest, has been sold to the Brandt Manufacturing Company.

cific at for Mrs. Green to Samuel Calvin.

beth Schneider to Mrs. Annie Lyman; the two family frame dwelling at 65 Halsey st for Frank Infante to Anna Svoboda; the two family frame dwelling at 154 Elm st. for Easton S. Bacon to George Matthews, and the four story without a precedent in the past. In 1919, July was the month that showed: brick apartment house at 482 Third av. for William Couch to an investor. The struction Company to the Criterion Mo-tor Car Company.

QUEENS AND RICHMOND.

Staten Island, has been sold by W. S. E. Hall. This property has been the come of John Allen for many years. Martin Company sold for the account

of Richardson Pratt the three story dwelling at 35 Pierrepont street; also sold to Collison and Klingman, Inc., the six story manufacturing building at 301 and 303 Adams street for the account of the Kings and Westchester Land company. account of the United Cigar Stores 201,000,000. leased to the Gelatine Products Com-pany the two manufacturing lofes at 224 Flatbush avenue for the account of P. Sanas.

John Pullman Real Estate Company sold 163 and 165 Fifth avenue, corner Lincoln place, a four story double busi-ness and apartment building, 20x100, for he Home Circle Realty Corporation to Samuel Macasio.

SUBURBAN TRANSACTIONS.

Lewis H. May Company leased at Far Rockaway, L. I., for Oscar Mandel premmes on Ocean avenue to M. Schauber; or Helen M. Murray on Franklin avenue George A. Rosen; for Morris Bieber n Merrall road to Morris Gross; for Thomas J. Nolan on Grove street to Herman Kramer; at Edgemere, L. I., for Miss H. Fitzgerald premises on Beach Thirty-fourth street to J. Rabinowitz: for Irving Lunine on McKinley avenue I. Nams; for Edward Stellges on each Twenty-ninth street to B. Cohen; r Harriman Construction Company o feach Twenty-seventh street to Mrs. Beach Twenty-seventh street to Dr. L. larris; for Superior Home Company or Seach Thirty-first street to Mrs. H Metz, and for Irving Lunine on McKin-

ley avenue to I. Gross,

Burke Stone, Inc., sold for Augustus Henry his lots at Larchmont Park to Mr. William E. Dickenson; also sold the our lots for Edna Kearns to Elizabeth Ethel Birch at Larchmont Park: John Delano purchased a ten room

olonial residence, 65x140, on Third ave n the Roselle district of Elizabeth, N. J. he broker in this transaction was Buron, Thompson & Co. Joseph P. Day and H. W. Sullivan sold

for B. Marcuse to E. H. Fickenger, at 271 Park Hill avenue, Yonkers, N. Y., a large brick Colonial mansion.

Blowles & Co. sold for Clara Grey her house on the corner of Prospect street and Crescent avenue, Leonia, N. J., to F.

A REAL ESTATE NOTE. Pease & Elliman were the brokers in BROOKLYN 205 Washington S Brooklyn, New Yo

Lawyer Accuses Chauffeur of Stealing New Automobile.

While visiting friends in 104 West 110th street early yesterday Charles Greenbaum, lawyer, of 338 Bedford avenue, Brooklyn, heard the motor start of his new automobile, that he had left at the curb. He rushed out in time to see it disappearing south in Central Park His police whistle attracted Detective Thomas Finn of the West 199th street station, who with Greenbaum gave chase in another automobile. They found the lawyer's machine abandoned in the park near 106th street and searched in the mahas near by

described himself as John W. McLoud. chauffeur, of 1863 Park avenue. He was accused of the theft. In the West held him in \$3,500 bail for examination to-morrow.

ART SALES.

FINAL NOTICE AN AUCTION WILL TAKE PLACE IN THE

Hotel Manhattan 42d St. & Madison Av., This (Mon.) Morning Aug. 9th, at 10 o'clock

Deposits will be forfeited on all goods not called for. James P. Silo & Son, Auctioneers.

Europe.

TO LONDON, should not fall to call at the BYRON GALLERIES, 25-26 Savile Row, V. I (fading Regent Street) rare collection of Antique Furnitur us of Art, and Authentic Relies. ected privately from all parts, at barga prices.

The quaint old house, a lingering outpos
of past London, itself justifies a visit.

SALES AT AUCTION. AUCTION SALE

OF PREFERREDANDICOMMON STOCK OF THE PUSEY & JONES CO.

Acting for the Baltimore Dry Docks and hipbuliding Company, the undersigned suc-oneers will offer at public auction, At 11 A. M., on Tuesday, August 10th, 1920.

at their auction rooms, 407 North Howard street, Baltimore city, the following share 20,000 Shares of the Preferred Stock of the Pusey &

3.850 Shares of the Com-

is \$100 per share.

The above-mentioned stock will be offered

IN JULY BUILDING

Henry L. Nielsen sold the two and a half story dwelling at 625 Putnam av. for William M. Rue to Janes A. Terry: Operations 21 Per Cent. also the two story dwelling at 1518 Pa- Under Thôse of June.

Building operations during the month of July showed a decline of 21 per cent. R. Randel Wangeman sold in Long from the previous month, according to Island City the one family frame dwelling at 140 Franklin st, for Mrs. Elizas statistics compiled by The F. W. Dodge Company, Contracts awarded during

without a precedent in the past. In 1919, July was the month that showed the largest amount of work started, mpany also leased a new garage at lower than that for any previous month, e junction of Sherman st. Grand av.

The fact is that in previous months of the junction of Sherman st., Grand av.

The fact is that in previous months of and Welling st. for the Tricomi Conthis year contracts were awarded in such great volume as to severely strain the The stone dwelling just off the corner finished buildings, especially in view of Bard and Henderson ava. Livingston, the difficulties of transportation of materials. The present slump affords the construction industry a chance to catch up on existing contracts.

In the meantime the demand for con struction continues to plie up. Contemplated projects reported by The F. W. Dodge Company from January 1 to August 1, have amounted to \$3,300,000,000, which is very nearly double the volume he Kings and Westchester Land of work started, which has amounted to pany. The consideration was \$100.- Also leased to Mr. Katz for the seven months of 1919 amounted to \$1.-

The accumulated demand must operate in favor of increased amounts of work Brooklyn. started just as rapidly as the retarding onditions show signs of improvement. In New York State and northern New Jersey, building contracts for July amounted to \$36,420,000, a very marked decline from the figure for June. The July total included: \$8,675,000, or 34 cent, for business buildings; \$8,330,000, or 3 per cent for residential buildings; \$6,450,000, or 18 per cent for industrial buildings, and \$6,238,000, or 17 per cent. for public works and utilities.

Contemplated work amounting to \$8,-190,000 was reported in July. From Janu-ary 1 to August 1 the amount of contem-plated work reported in this district was \$650,000,000, as compared with actual con-tracts awarded in the same period amounting to \$402,000,000. Contemplated work reported during the first sever work reported during the first seven months of the year included: \$17,725,000 for residential buildings: \$147,454,000 for business buildings: \$131,180,000 for public works and utilities, and \$38,535,000 for industrial buildings.

INSTRUCTION, COLLEGES, ETC.

63RD YEAR DACKARD COMMERCIAL SCHOOL Lexington Avenue and 35th Street

Commercial, Stenographic, and Secretarial Courses. Commercial Spanish. Bend for Prospectus. No solicitors.

REGISTER NOW Day School Opens Sept. 7

Evening School Sept. 27

dwelling at 41 East Sixly-first street, reported recently.

RECOVERS CAR AFTER CHASE.

LAW SCHOOL Fall Term Begins Monday, Sept. 27th. ONE MINUTE from both Brooklyn and Manhattan Berugut Hall Subway Stations.

BORDENTOWN MILITARY INSTITUTE Thorough prep for college or business. Efficient faculty: small classes, individual attention. Military training. Supervised attention. Military training. Supervised atteities. 30th year. For catalogue address Col. T. D. Landbon, Prin. & Commandant, Bordentown, N. J. "Drawer C-24."

PRATT SCHOOL, 62 West 45th Street, Secretarial training; Individual instruction. Summer Session.

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BEDINI'S SHELBURNE GIRL OF An Elaborate Production.
TWICE NIGHTLY AT 7:30 & 11:30.
Lieut. J. TIM BRYMN'S
Famous "Black Devil" Jazz Band. Dancing Aft'n'ns & Evgs. HOTEL SHELBURNE Ocean Parkway, Brighton Beach, N.Y.

RESORTS. New England.

THE IDEAL TOUR 1,000 miles through New England's scenic onderland. Route Book and Map on appli-ation, 1180 Broadway, N. Y., or Hotel Elton, Waterbury, Conn.

New York. PAUL SMITH'S HOTEL ADIRONDACK MOUNTAINS COMPLETELY EQUIPPED COTTAGES FOR RENT.

Also Housekeeping Camps Along Lower & Regis Lake, PAUL SMITH'S HOTEL COMPANY.
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In-the-PINES LAKEWOOD, N. J. OPEN THE YEAR 'ROUND

FRESH-WATER bathing, golf, tennis, canoeing, fishing, music and dancing are a few of the attractions that make Lakewood the resort of the discriminating.

Canada. F. R. Perry, Gen. Agt. Pass, Dept., 1831 Brag. St., N. Y.

CITY REAL ESTATE.

ARMSTRONG BARNWELL CO., 26 Exchange FL. 7744 Hanover EDWARD J. ROGAN, Real Estate Appraisements

WILLES RAY INC., Real Estate & Ins From Battery to 14th St., Inclusive.

3 Carlisle Street

One block Rector Street subway-5 story business building undergoing thorough improvement.

Markham Realty Corporation CLARENCE W. ECKARDT, President, 31 Nassau Street. Tel. Rector 1865.

A BARGAIN

Two 5 story brick store improved tenements, Chrystie street and Grand; big returns, low rents only. Address C. P. COHN, 882 Leaington Ave., City.

Borough of Brocklyn-Sale or Rent.

FACTORY BUILDING, 75x92, 3 story and basement, for immediate possession. G. WEBER & CO., 5-7 and 9 La Grande St., bet. Grand and Maujer Sts.,

Bedford Av. Cor. Dwelling, \$15,000. Fine location. Elec.; parquet floors. PARTRIDGE, 773 FLATBUSH AV., BKLYN.

Borough of Queens Sale or Rent. Great House Bargain \$9,500 buys beautiful \$11,000 house; large fore-closed plat; wide boulevard; large trees, near station, half hour Manhattan; steam heat, parquetry, fire fixtures, artistic decirations, open fireplace, tiled bath, kitchen, class sur parlor, enclosed versuida. \$2,000 oach, balance casy payments. Save broker-

OWNER, TEL. HOLLIS 6515

Borough of Richmond-Sale or Rent.

Move In To-morrow In these days of housing shortage FOUR BEAUTIFUL MODERN HOUSES within an hour of Wall Street are an opwithin an hour of Wall Street are an opportunity not to be missed. They are of
New York Bay at Huguenot Park, S. I.
Excellent express train service, boating
and hathing facilities.
Two are hollow tile and stucco. 11
rooms, 3 bathrooms and 2 tollets. Lots
75x150 and 198x150 Frices \$20,000 and
121.008. Reasonable terms.
A shingled house with 8 rooms, a bath
nd a made's tollet, on a plot 56x150 is
flered for \$12.000.
For the woman who distinct

d for \$12,000.

the woman who dislikes stairs is a large bungalow with 8 rooms baths, on a plot 55x150 at \$15,000.

or are just completed and are y modern with steam heat, electric seen to be appreciated. A

HUGH GETTY, Inc., Builders 359 W. 26th St., New York City Chelsea 250.

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Found Columns of THE SUN AND NEV YORK HERALD offers a real possibility of recovering your lost property.

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And 10c. Carfare to New York.
Room House, 2 Lots, Price. \$2
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In the largest and best town on Long. Small cash payment down and bala onthly. Fine rich soil, good for fruit an getable and chicken raising. A chance o lifetime for a young couple. Call to-da LONG AND HOMES, 243 West 34th Street.

BEAUTIFUL HOMES. Rockwood Terrace at Baldwin.
I modern homes, now under com JAMES CLARKE, 19

ONG BEACH

"North Shore of Long Island"
BRINTON C. BELL.
Phone 641 Bayside. Bayside. L. I.
JEREMIAH ROBBINS Along South Share.

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Shorefront property, farms, bungalows houses, improved and unimproved property easy terms. E. BENJ. LOCKWOOD.
Real Estate. Phone 216 Sound Beach. New Jersey-Sale or Reut.

ATTENTION! \$60,000 gentleman's estate, 30 room house, furnished, 7 acres, can be purchased for half value: Plainfield, N. J. W. C. REEVES & CO., 119 Lexington av., New York city. ENGLEWOOD HOUSES FOR SALE H.Weatherby & Co., Englewood, N. J.

Miscellaneous-Sale or Rent.

An Excellent House.

Built of stucco with asphalt shingle roof. Eight rooms, 2 tiled baths, open fireplace. French doors open on open fireplace. French doors open on two large portobes. Sanitary gas kitchen: electricity; steam; outside refrigerator room. Beautiful corner plot, with graded lawn and fine shade trees. In restricted residential community, 35 minutes from Manhattan. \$4,000 cash, and monthly carrying charge of \$30, will let you own this handsome home. Price \$18,500. Write or Phone Stuyreaunt 27,

W. J. LOCKWOOD, 16th Floor, 50 Union Square, New York City. LIST YOUR COUNTRY ESTATES WITH

BRYAN L. KENNELLY, Inc. COUNTRY ESTATE DEPT... 149 BROADWAY, NEW YORK CITY.

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Lease for sale for 5 years, in the most prominent business section in The Bronx. Inquire SCHACHTER & DERE, 63 Chambers

REAL ESTATE-OUT OF CITY. | REAL ESTATE-OUT OF CITY. Long Island-Sale or Rent.

Long Island-Sale or Bent. =BELLE TERRE PARK=

PORT JEFFERSON, LONG ISLAND A restricted residential Park of 1300 acres with FIVE MILES OF BEAUTIFUL SHORE FRONT ON PORT JEFFERSON HARBOR and LONG ISLAND SOUND.

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GOLF, TENNIS, YACHTING, BATHING reached by Long Island Railroad. Less than two hours motor run from For information, etc., Apply to Representative on property or BELLE TERRE PARK COMPANY, INC., 10 East 43d St., N. Y. Telephone Murray Hill 7728.

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River to North River. PENN. TERMINAL BUILDING 17 STORIES ENTIRE BLOCK FRONT, Seventh Avenue

PENNSYLVANIA STATION NEAR MAIN POST OFFICE.
ABOUT
20,000 SQ. PT. PER FLOOR.
Unobstructed Light FOR RENT STORES.

NO MANUFACTURING. REGENT REALTY COMPANY 33 West 42d Street.

OFFICES AND ENTIRE FLOORS

OFFICES. Light suite of offices; corner building; 5th v. and 42d at. district. Let Us Know Your Requirements.
FRANK L. FISHER CO., 30 EAST 42D ST.
TELEPHONE MURRAY HILL 5313. OFFICES FOR RENT

Hotel Algonquin Annex, STORE, 908 7th Ave.-1,400 square feet, also basement, subjet Sept. to May 1, 1921 REASONABLE RENT.

From \$60 Monthly and Up.

APARTMENTS - UNFURNISHED. Above 14th St. to 59th St. (Inclusive), East River to North River. 46TH ST.—153 WEST

7 large recome, elevator; all improve-menta; \$225 monthly. Janitor, or ENGLISH, ISBI Broadway 127 EAST MTH ST. Apartment 2 rooms and bath HEAT AND HOT WATER FOLSOM BROS., Inc., 127 East 34th St.

Borough of Brooklyn. 109 MONTAGUE ST., BROOKLYN

CITY REAL ESTATE.

186 Remsen St., Brooklyn

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STORE lease for sale, Broadway and 42d at, 10 years practically ront free. SELLS, 1003-Squitable Building.

22 Madison av. (between 18th and 37th).
23st5; suitable to remodel for apartments is baths or exentitive offices. Apply owner, E. M. OKANE, 202 Madison av. Tulephone 1853 Murray Bill.

Above 59th St .- 5th Av. to North River. FACTORIES FOR SALE OR RENT 64TH ST., near Brostway—Four story dwel-ing: possession 60 days; price \$21,500 \$3,000 cash. See Mr. Finneran, DWIGHT ARCHIBALD & PERRY, 137 West 23d st Washington Heights, Above 125th St.,

West of 8th Av. REAL bargain —Five story apartment house, S0x100, best part of Washington Heights: rental \$12,000 price \$72,500 cash required \$12,500 MAXWELL MOSER, 198 Broad-way, New York city. Borough of Bronx-Sale or Rent.

cellent condition; near churches and schools ind transit; saving bank mortgage \$15,000 LEXINGTON AV. \$13.—Four story high to 54%; rent \$5,580; will sell to quick buyer to 54%; times rent. Address S. R., 447 Tremont av., Bronx, Borough of Brooklyn-Sale or Rent.

BEAUTIFUL residence in restricted section modern nine room stucco house, elegantiformisher, Oriental rugs, &c., three baths immediate possession; price \$35,000; best o reasons for seiling. UWNER, 60 Exeter st. Manhattan Beach.

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A REAL GEM.

Seven rooms, bath, parquet floors, electric, gas, ateam heat, all modern improvements, driveway, 25 minutes Penn Station; price \$8,500; reasonable terms. B. H. SWEET, 365 Fulton st., Januaica, phone 476. EAST ELMHURST, L. I.-Two-family duplex toko house; all latest improvements; 7 mms on each side: Inquire 122 West 95th

NEFONSET, L. I.—Nine lots; will sell sepa-rately or all; very reasonable. Apply Flem-ing, 215 Beach 104th st., Rockaway, Seaside, Tel. 408 Belle Harbor.

Long Island-Sale or Rent. MODERN TEN ROOM HOUSE.

REAL ESTATE-OUT OF CITY.

Lot 75x150; price \$15,000; terms. CO-MELLAS, 294 S. Bayview av., Freeport, Long Island.

See elegant new houses for sale on Chaisworth av. Inquire Samtore, builder, on premises,

SFBINGFIELD, L. I. Houses and lots, bar-gains. SCHABEHORN, opposite station. Telephone Springfield 1817. Westchester-Nale or Rent. CHEAP, three lots, Yonkers on Hudsen near trolley and Broadway, \$350 each; gas water, elsetricity, telephone. Call evenings 6-8. RARTH, 135 West 36th st. MOUNT VERNON property a specialty. L. T. CARROLL, Real Estate, 6 North 2d av. Mount Vernon. Telephone 274.

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ATTENTION-175 acre farm, best money-maker in New Jersey; 2 miles to railroad, village; 50 miles to New York; fine location; attractive Colonial house, fine outbuildings; ki6,000; prove big bargain. JOHN OTT, 504 Mh av., Brocklyn. Mh av., Brooklyn.

COMMUTER'S ideal farm, nearly acre, 30 bearing fruit trees: large growing garden; house cight rooms, bath, gas, electricity, oak house cight rooms, bath, gas, electricity, oak floors; garage; depot, schools convenient \$9.000. BUCKLEY WHEELER, Ridgewood

New Jerrey-Sare or Rent,

N. J.

HOTEL, Atlantic Highlands, N. J., facing depot, between two boat lines; 31 rooms, furnished. Lease or rent. Present lease expires October. Will install heat. BAILEY, 2144 5th av. Harrism 2387.

JUST completed at Ridgewood, N. J., three modern Colonial houses, every improvement; seven minutes walk to established. it; seven minutes walk to station; mu quickly if you want one of these; pric it and terms reasonable; come to-day a k at them, to-morrow may be too late; ner on premises. M. B. WILLCOX, igewood, N. J.

REAL ESTATE—OUT OF CITY

New Jersey-Sale or Rent RIDGEWOOD-7 room house, modern im provements; good neighborhood; closs station. \$5,800; \$1,000 cash. Photographs HOVER, 212 Breadway, New York.

SUBURBAN HOMES TO LET AND FOR SALE.

BEAUTIFULLY furnished house, 10 rooms three baths, two car garage, in park section of New Rechelle, will lease for one of two years at \$500 a month. Y., 613 Sun-Herald, Herald square. PURNISHED boarding house, 13 bedrooms parlor, dining room, three baths, for rent start October 1. For particulars phone 223

WANTED till June or longer, small fur-nished house, good locality, Montclair of Moint Vernon preferred. Full particulars to ROBERTSON 418 West 118th at.

REAL ESTATE WANTED.

SUBURBAN HOMES WANTED.

HOUSE, with water, shade, near school and work for mechanic: \$600 down, \$30 month-by Price and particulars, B., 1321 Sun-Herald, Harism. WANTED to rent with price of purchase within a year, four story and basement brownstone dwelling, 30th to 90th wts. Co-lumbus av. to river, pay good, no brokers. R. S. 333 Sun-Herald, Herald square.

FACTORIES FOR SALE OR RENT BARGAIN-Yonkers Factory Location 10,000 sq. ft.; terms, Dunwoodle Realty, 213 Flagg Bidg., Yonkers.

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive. DESK, DOWNTOWN, with telephone service, reasonable; altractive, cool office. Room 218, 13 Park rom, Park Row Building. Tele-phone 3320 Barclay.

Above 14th St. to 59th St. (Inclusive). East River to North River. GUARANTY Trust Co. Building, 44th et aute of 8 offices, switchboard and 7 tel-phones: Immediate occupancy, unusual of OFFICES, very light, desirable, moderate rental, considering building, immediate possession. Vanderbilt 5616. Clinton Trading Corporation,

MADISON AV, 1015.—Will remodel lower floors for business to suit tenant on long lease. Owner, E. M. O'KANE, 202 Madison av. Murray Hill 1229.

Above 59th St .- 5th Av. to East River.

Miscellaneous.

OFFICES, LOFTS, WAREHOUSES, SHOW ROOMS, all sections. J. CLARENCI DAVIES, 32 Nassau st. John 1171. VERY light, highly desirable office. Room 810, 111 Broadway. Rector 1801.

FOR bargains in commercial water from properties see JOSEPH T. MULLIGAN HOUSES TO LET-FURNISHED.

FURNISHED house to let; splendidly fur ble garage; located best part of Brook Phone Bensonhurst 5356. HOUSES TO LET, UNFURNISHED

APARTMENTS-FURNISHED.

ARTIST'S apartment, attractively furnished, for August and September, with possible extension of time: seven rooms, all outside, living room 28x19 \$150 per month, or will let half of it for \$50 to \$100; unusual barsain. Tel Riverside 4412. APARTMENT RENTING SPECIALIST.
First class furnished apartments; bargain;
ong and short leases; avoid hunting. Telehone Cathedral Man. AMSTERDAM AV., 714 (96th Subway) .- Four

rooms, bath; plant, telephone; \$00 month.

WEST 60s-Duplex apartment; furnished or unfurnished, long lease; reasonable seen 10 to 3. Apply for appointment, Miss MORRIS, 3360 Circle. WEST END AV., 265-Attractively furnishes suite of three rooms and bath (non-house

44TH ST., 210 West,-Westover Court, 2 and 3 rooms for bachelor,

93D ST., S. W. CORNER MADISON AV. Newly decorated apartment, one room an bath, \$50 up, two rooms, bath, \$75 up; hote service; extraordinary value; block from park, restaurant, HOTEL ASHTON. APARTMENTS-UNFURNISHED.

Above 14th st. to 59th st. (Inclusive) East River to North River. FLAT to let, four nice rooms and bath, all light; private or business purposes. 1024 6th av., city.

HIGH class three room and bath non-housekeeping apart-ment; immediate possession; highest reference required. See superintendent. 200 Central Park South.

MADISON AV., 200.—Two large outside Rector 8035.

Tooms, two open fireplaces, tiled bath, litchenette, private hair \$150, including gas and electricity. Telephone 1229 Murray Hill for appointment.

MADISON AV., 202.—Entire top floor, 4 rooms and bath; immediate possession, McAlpin Hotel, R. 528. Above 59th St .- 5th Av. to East River.

ARLOR floor or front parlor only, suitable for doctor's or dentist's office; clean, pri-ate house; long lease. Phone Rhinelander 767. 1048 Lexington av. ooTH ST., 42 East. Apartment, unfurnished, two rooms and bath, \$125 month; long or short term. Phone Plaza 2974. Above 50th St .- 5th Av. to North River. CENTRAL PARK WEST, 465.—Seven rooms; elevator; immediate possession; \$200. 7830 Riverside. MORNINGSIDE AV., 40 (cor. 118th st.)—Six large, light rooms, \$125—\$150; elevator, conveniences, private families; immediate ocupancy. COLEMAN.

THE OVERDENE, 230 WEST 100TH ST.
An exceptionally desirable five room apartment, three exposures; available at once; also a similar apartment available September 1. Apply superintendent, Mr. WAGNER. WEST END AV., 738 (Beth).—Six outside rooms, all light and airy, electricity, tele-phone; capress subway; \$150.

business
Hidgewood, N. J.

The Bronx.

IACHTER

How a statistic Colonial houses, every imminutes walk to station; reasonable terms and prices; special inducements if purchased before August 10. M. B. WILLCOX.

Marshall Ave., Ridgewood, N. J.

Marthall Ave., Ridgew

APARTMENTS WANTED.

BUSINESS OPPORTUNITIES

AUTOMOBILE REPAIR SHOP, stock, figs fures, good will; owner leaving country; any reasonable offer accepted, 1, 615 Sus-Herald, Herald square.

AUTOMOBILE accessories and exposens Ma-tien located on one of States leaves businest streets for sale at reasonable fusion poor-health forces owner to sell 2, 124 Sun-Herald, Futton at.

DEALERS IN AUTOMOBILE A CESSORIES

HOTEL on main aufo highway well sees. Habed: \$2 dinner trade STICKES, SIOTEL, Amboy road, Annaday, S.

MACHINE SHOP METAL STAMPS

Expert work done on their clery treat eachines. Also metal storage of the evolution of MacTall Manufacturing NO., 154 West Broadway

NEW JERSEY real entate mortages has need notes and trade acceptations per change discount at News

NORTHAMPTON, MASS - Large land,

boarding house; established teach; years open year around, doing excellent realises refined patronage only; also cales Smith College faculty and stodents traces opportunity; casy terms. North 218, 825, Herald office.

automobile, taxi and painting business \$2.00 needed, experience not necessary encourage established 35 years, references required. For full particulars phone before 8 evenings, Hempstead, L. I., 35TR.

VILL invest \$5,000 to \$10,000 with services

LEGAL NOTICES.

Harlem STEEL BARGES

Sun-Herald, Fulton st.

HEST gasolene station concession.

York for lease in large fee gabusy thoroughters should dispose gallons per day, oil additional revision per year. O., 271 Sun-Herald, Herald.

arrangements for the sale of tion in New York city and of 17 Battery place, room 1743 ticulars about proposition necessary. Rear results are Sun-Herald, 280 Broads at

EXCEPTIONAL opports

WANTED-From September 15, furnished apartment, one large room (or two small rooms), bath and kitchenets; between Toth and 110th and within casy walking distance of subway or elevated; give price and

location: If elevator state what floor, Juress Y., 650 Sun-Herald, Herald square, Unfurnished.

LIST YOUR APTS, and HOUSES with us; sale or rent; tenants watting. J. CLAR-INCE DAVIES, 51 East 42d. Vandbit 9744.

FURNISHED ROOMS TO LET.

LEXINGTON AV., 185.—Two rooms, kitchen-ette, bath. Telephone Madison Square 4138, WALDE.

55D, 234 East.—Two rooms, private bath; electricity: suit two; telephone. 57714, 130 East-Private residence, large front room, bay windows; all conveniences. 947H st. 76 East-Three rooms, fully fur-mished; references required; can be seen from 1 to 6. Norman.

West Side.

ATTRACTIVELY furnished from with young couple; improvements; bath adjoining; ref-erences; \$25 monthly; block subway Write A., 1770 Sun-Herald, Washington Heights HOTEL ELITE, 320 RIVERSIDE DRIVE.
Every room river view, with bath, telephone, slevator, hotel service; specialtring
home cooking; refined surroundings, catering to individual taste and only highest
grade patronage. Now booking for fall. RIVERSIDE DRIVE, 547.—Large, delightful room, overlooking Hudson, beautifully fur-nished; modern conveniences; elevator apart-ment; also small room. REEVES.

WEST END AV., 265-Attractively furnished large private room and bath, also a num-ber of finely furnished small rooms without bath. 51f.T. 336 West-Front pariors, with bed-rrom, single and double rooms. Lorne. 52D ST., 55 West.-Nicely furnished small room, \$5; gentlemen, references.

55TH, ?? West.—Attractive room, running water, telephone, bath; gentleman. \$7 McHUGH. TOTH, 136 WEST-Parlor, large, attractively furnished; running water; electricity, sub-way express. SANITARIUM, maternity and external chance for physician two buildings and garage; gross receipts \$55 000 years gross reason for selling. B., 1818 Sun Herald, Warley 83D, 66 W.-Elegantly furnished, 3 front windows, twin beds, hot, cold running water, shower, kitchenette privileges, excel-lent maid service.

DIST ST., 54 W.—One large room suitable for three; electric lights, telephone, also \$20 weekly. Apply before 3, 6 to 8, Apr. 70 100TH (2643 Broadway)—Single or suite, out-side rooms, running water; clevator. STRIKER. DIDENT, West.—Two large front rooms, private house, near West End av.; subway at 103d and Broadway; reference, Phone

We are prepared to furnish presents etect barges built to your specifications or we will cooperate with you in designing and building barges to meet gour requirements. MALMI ENGINEERING AND MACHINE CO. 188 Drexel Building, Philadeloids, Fa. WILL sell one-half, interest in profitation, going motor truck sales and repair business; have too much to attend to need help, otherwise would not sell at any price, singular and business clear of all encumbrances, valuable 10 year lease and premies now occupied; \$25,000 necessary. O. 278 Eus-Herald, Herald square.

WILL invest \$5,000 to \$10,000 with services 105TH ST. 28 W.-Two large rooms, bath, suite, separate. Phone 1990 Academy. 113TH ST., 541 West,—One nicely furnished 100m, \$12 Apartment 23. DENT. ISTH (between 7th and 8th avs.) -Beautiful large double front room, furnished; couple, so gentlemen. Cathedral-6159. 20TH, 22 West (opposite park) -Rooms, kosher board, family, Hoffman bouse, STATE OF NEW YORK, INSURANCE DE-PARTMENT - Albany, July 20, 1220 -Whereas the Manufacturers Insurance Com-pany of America, located at Chicago, in the State of Illinois, has filed in this office a sworn statement by the proper officers there, of showing its condition and business and has compiled in all respects with the laws of this State relating to fire and marine in-27TH, dip West -- Room, private bath, pri-

terred.

144TH, 550 West.—Two very desirable connecting rooms, one single and double, reference, gentlemen. Apartment 34.

148TH, 514 West (Apartment 11).—Independent bedroom, adjoining bath; breakfast,

188TH, 514 West (apartment 11).—Independent dent bedroom adjoining bath; breakfast, laundry, gentleman.

189TH, 556 West.—Beautful rooms, adjoining baths; electricity, telephone, with, without kitchenette.

189TH, 556 West.—Beautful rooms, adjoining baths; electricity, telephone, with, without kitchenette.

189TH, 556 West.—Beautful rooms, adjoining baths; electricity, telephone, with, without kitchenette.

189TH, 556 West.—Beautful rooms, adjoining baths; electricity, telephone, with, without kitchenette.

189TH, 556 West.—Beautful rooms, adjoining baths; electricity, telephone, with mithout kitchenette.

189TH, 556 West.—Beautful rooms, adjoining baths; electricity, telephone, with mithout kitchenette, furnished or unfurnished refined neighborhood; centrally lecated. Bedford 5312.

MACON ST. 251—Back parler; running water; gentlemen only. Phone Decanter 2387.

MACON ST. 251—Back parler; running water; gentlemen only. Phone Decanter 2387.

Macon of the States of the United States

UNFURNISHED ROOMS TO LET. REAL ESTATE IN GENERAL, fou want your property, apartments, filled? indireds of clients to fill them without loss day's cont or time. f day's cent or time. NEW YORK REAL ESTATE EXCHANGE. 46 West 14th st.

46 West 24th st.
TWO rooms or one very large room, bath,
unfurnished: 34th to 59th st.: \$89 month,
J., 195 Sun-Hérald. Herald square.

BOARDERS WANTED. FRONT room, gentleman; board optional; private family; select location, upper West Bronx. Phone Fordham 3717. EXINGTON AV., 301 (37th) - Double room, bath, hall rooms; meals optional; telephone STH ST. 37 East -Rooms with board, pri-vate baths: transients accommodated. STH, 29 East -Large room, private bath;

COUNTRY BOARD.

EXCELLENT table, home cocking, of produce, shade; special attention givelderly people. Box 278, Lynbrock, L. f.

Westchester.

fruits and vegetables, has rooms for a few aying guests. Telephone Briareliff 71.

HAVING attractive home, wish to cater to a few people who will appreciate refined aurroundings; excellent table and service. Tele-phone 469 New Rochelle.

New Jersey.

Miscellaneous.

CAMP SKIPAWAY
For Boys, 8 to 16. Military Training,
Terms \$15 Weekly Phone Circle 6040,
CAPT. L. A. Tilli, 306 West 51st St.

FOR SALE-MISCELLANEOUS

FOR SALE-Exceptionally fine stock jet black, airdrying varnish and of rich black anti-corrective paint in 50 gallon barrels at \$50 per barrel f. o. b. New York. Telephone Rector 8035.

Furniture.

ORIENTAL RI'G, 16x12....\$500 LEATHER SET 300 Both actually worth triple the price, nust sacrifice; inspection invited. P

PURCHASE AND EXCHANGE.

A-A*-I pay highest cash price contents apartments, works of art, planos, Orientrugs, statuary, linens, books; don't sell before you get my offer. PARR, 408 Audube av. Wadsworth 3336.

POSTIVELY pay highest cash for furniture rugs, planos, &c. MAURICE, 126 Universit place. Phone Stuyvesant 5567.

PATENT ATTORNEYS.

ANTIQUES.—Card tables, mirrors, grand-father's clocks, sewing tables, dressing tables, tip tables, chests of drawers and thairs: photos and prices mailed on request. Box 449, Syracuse, N. Y.

EXCLUSIVE country place, 20 acres,

also small rooms.

63D ST. I EAST

Beautiful rooms, with excellent meals;
special rates until September. Phone Plaza fit of the said Order, Monday the 18th day of November, 1920, at 11 o'dors in the forencon, at the said Chambers, is appointed for bearing and adjudicating upon the 201a. 72D ST., 269 West. Large and small attrac-tive rooms: excellent table, private baths. 74TH ST., 140 West. Singles and doubles; ideal location; electricity; absolutely pure

59 Rutland square, West, Dublin.

TO WHOM IT MAY CONCERN: I. John J.

RERKSHIRE VALLEY HOTEL AND FARM good table, own milk and eggs: beautifu naple shade; restful and quiet; four miles from Lake Hopatcong, N. J. GEO. KNIPPER I rop., Wharton, N. J. Phone 110-J Dover. Cooks, &c.

> COOK, first class, by day or week; good ref-erences, 222 West 35th st. OOK, experience; housework; city, country references; colored, O'Neill, 205 West 636 COK, elderly, housework adults apartment; wages \$55. Box 132, 217 7th av OOK, asslat housework; references; no cards, 4fl West 48th st. OOK, good, elderly; housework; apartment, adults; wages \$35. Write 205 7th av COOK and laundress, city, country, good ref-erences. Boom 2, 407 East 29th.

family. Plaza 4004.

DHERSMAKER wishes few more customers, eventing goin, \$14, heat references, \$1.20 West 1250 st. Morningside 5871.

DRESSMAKING: moderate price. 8 West 6345. Commings 8150.

DRESSMAKER-Stylish dress remodelling out, home. Lee, 60 W. 5878 st. 20 flace.

MAID wishes position in country as scattle stress. Care Averndorph, 112, West 1374.

SEAMSTRESS reflect Seculials with band.

tal 400,000,00 Surplus over all Habilities 214,884.34 Amount of Income for the year 717.084.01 Amount of Disbursements for the 381,664.40 In Witness Whereof, I have hereu [Seal] scribed my name and caused the seal of my office to be af-fixed the day and year above

written.
JESSE S. PHILLIPS,
Superintendent of Insurance. PURSUANT to an Order of the Chancery Division of the High Court of Justice in Ireland made in an action "Kennedy against Landy" (1920, No. 533), the persons claim-ing to be the heirs at law of Thomas Ken-nedy, deceased, late of Balecadden Balbirg-gan, in the County of Dublin, who died on the 12th day of February, 1920, or the persons claiming to be now entitled to sureal estate of the said Thomas Kenner deceased, as descended to such beir at its are by their Solicitors, on or before tithi day of October, 1920, to enter and protheir claims at the Chambers of the Hon. Mr. Justice Powell at the Four Cou Jublice, Ireland, or in default theseof t will be perempterily excluded from the be

Dated the 15th day of July, 1920. THOS, W. ELLERKER. JAMES FAGAN,

PURSUANT TO AN AGREEMENT entered into on the 9th day of March, 1920 by and between JOHN WANAMAKER, NEW TORK, and MRS. PAULINE GOLDSTONE, I will sell on the 16th day of August, 1920, at ten o'clock in the forencon, in the plane department of John Wanamaker, New York, in the City, County and State of New York, One Style Mahogany Plano, as provided by Sections 85 and 88 of the Personal Property Liv. NAT. W. GENDERING, Auctionser.

DISSOLUTION NOTICE.

HERLYN LODGE.

Rockland av., Mamaroneck, large, airy rooms, verandas, lawns with forest shade, electricity and baths, excellent table, own farm products, open all year round, reservations now being made for winter. Telephone Mamaroneck 58. Gannon, do hereby declare that the fit Phillips & Gannon, 408 East 7th 8t. N has this day dissolved partnership, a will not be responsible for any debts tracted through said partnership. SITUATIONS WANTED-FEMALE

ngside 3675.

COOK, colored, wishes position, private at boarding house; sleep in. Care innus, 671 enox av.

COOK, Hungarian, experienced, attend only kitchen, \$50-\$100. Call 302 East blat st.

EXCELLENT German cook, good baker, set-shore preferred; American family wages \$10, 432 East 38th, Doran's bell. Chambermaids, &c.

ABSOLUTELY competent dreasmaker, Americant evening gowns, remodelling references; out: \$5. Telephone Schuyler 4534.
Miss Fairman, 145 West 84th.

COOK (colored) or chambermaid, waitress; also day worker; references, threen, Morn-ingaide 5475.

COOK, German, desires position. 306 East

ARTISTIC gowns, advanced styles, except remodelling; daily. Miss Armitage, and

CHAMBERMAID and waitress, experience references; wages \$65. Box 8, 1861 Dd av

Academy.

DESIGNER, French; handmade wais's,
dresses a specialty, just returned from
Paris with new models, lately with one of
the best houses in New York, desires reliable
position. J., 299 Sun-Herald, Herald snusra

Pressmakers, Seamstresses & Milliners

PRESSMAKER, experienced fitter: altera-tions and linguise; day week, Christian family. Plaza 4094.